

8042  
SUPPLEMENT 8

AMENDMENT NO. 8 TO LEASE NO. 8042  
PARCEL 76S - MARINA DEL REY

THIS AMENDMENT TO LEASE made this 7<sup>th</sup> day of

May, 1974.

BY AND BETWEEN

COUNTY OF LOS ANGELES, hereinafter  
referred to as "County,"

AND

MARINA-AIRPORT BUILDING, LTD., a  
limited partnership, hereinafter  
referred to as "Lessee,"

WITNESSETH:

WHEREAS, the parties hereto or their predecessors in interest have, on the seventeenth day of April, 1964, entered into a lease under which Lessee leased from County that certain real property in the Marina del Rey Small Craft Harbor known as Parcel No. 76S; and

WHEREAS, Section 3 (PURPOSE OR USE OF PROPERTY) provides that the leased premises shall be used only and exclusively for "a hotel or motel and/or a commercial complex, which shall not include a super-market or wholesale/retail marine hardware sales facility, but which may include an office building. Such office building, together with its required parking for automobiles, shall not occupy more than one-half of the square foot area of the demised premises;" and

WHEREAS, pursuant to the provisions of the Department's Policy Statement No. 16 entitled "Modification of Existing Designated Primary Uses, Marina del Rey Leaseholds" implemented by the Director on October 11, 1967, Lessee has requested modification of the existing primary uses set forth in said Section 3 so as to permit construction of an additional office building and theater; and

WHEREAS, having determined that Lessee meets the requirements of said Policy Statement No. 16, the parties desire to amend said Section 3 both to provide for the construction of said office building and theater and to clarify the other permissible uses; and

WHEREAS, in the development and leasing of said office building and theater, Lessee has indicated his willingness, ability, and intent to fully comply with the provisions of Department's Policy Statements implemented by the Director; and

WHEREAS, in conjunction with the development of this leasehold, Lessee installed additional water mains and it is necessary for County to have an additional right of way for maintenance of harbor utilities; and

WHEREAS, as a result of said additional right of way, it is necessary to redesignate the premises covered by this lease as Parcel 76T, Marina del Rey, and otherwise to amend the effective legal description as provided and illustrated in Exhibit "A" attached hereto and incorporated herein by reference;

NOW, THEREFORE, in consideration of the mutual promises and covenants of the parties hereto, it is hereby agreed as follows:

1. The first paragraph of Section 3 (PURPOSE OR USE OF PROPERTY) of said lease is deleted and the following substituted therefor:

The leased premises shall be used only and exclusively for office buildings, theater and/or a commercial complex, which shall not include a supermarket or wholesale/retail marine hardware sales facility. In addition, the premises shall be used only for such other related uses and purposes incidental thereto as are specifically approved and for no other purposes whatsoever without the written approval of County; the uses and purposes above listed are set forth to define the maximum contemplated scope of permissible uses and purposes, and their enumeration is not intended to be authorization for any specific use or purpose.

The parking structure to be constructed by Lessee in conjunction with the office buildings shall be open and available to the general public on weekends and holidays when requested by Director.

If a theater is constructed on said leasehold premises, Lessee shall not permit matinee performances or showings except on Saturdays,

Sundays and national holidays without the prior written approval of Director. Such approval shall be conditioned upon a clear demonstration that adequate parking facilities are available for such matinee without discernible adverse affect on normal parking demands of other improvements constructed pursuant to this Section.

2. Any and all other terms and conditions in said lease shall remain in full force and effect and are hereby reaffirmed.

IN WITNESS WHEREOF, County has, by order of its Board of Supervisors, caused this amendment to lease to be subscribed by the Chairman of said Board and attested by the Executive Officer-Clerk thereof, and the Lessee has executed the same the day, month and year first hereinabove written.

DATED May 7, 1974.



MARINA-AIRPORT BUILDING, LTD.,  
a limited partnership

By \_\_\_\_\_

By \_\_\_\_\_

ATTEST:

JAMES S. MIZE, Executive  
Officer-Clerk of the  
Board of Supervisors

By Catherine Overman  
Deputy

COUNTY OF LOS ANGELES

By K. Hahn  
Chairman, Board of Supervisors

APPROVED AS TO FORM:

JOHN H. LARSON  
County Counsel

By Robert H. Rodolph  
Deputy

ADOPTED  
BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

201

MAY 7 1974

James S. Mize  
JAMES S. MIZE  
EXECUTIVE OFFICER